

Nassau County Comparable Sales Report

Sales Comparison										
Characteristics	Subject Characteristics	Comparable No. 1			Comparable No. 2			Comparable No. 3		
Parcel ID #	52108 00220	52080 00290			52366 00140			52191 18720		
Address	244 OAK ST MASSAPEQUA, NY 11758	266 POPLAR ST MASSAPEQUA, NY 11758			343 NORTH HICKORY ST MASSAPEQUA, NY 11758			118 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	955	644	\$37,100	12.21 %	1039	-\$11,327	-2.44 %	900	\$7,860	1.75 %
Rec Room	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Style	Bungalow, Cottage	Bungalow, Cottage	0	0.00 %	Ranch	\$7,384	1.59 %	Ranch	\$7,131	1.59 %
Quality	D	D	0	0.00 %	C	-\$44,827	-9.64 %	C	-\$43,290	-9.64 %
Bathrooms And Fixtures	1-0-3	1-0-3	0	0.00 %	1-0-4	-\$6,670	-1.43 %	1-0-3	0	0.00 %
Year Built Depreciation	1932-87.80	1920-87.80	0	0.00 %	1953-88.53	-\$3,870	-0.83 %	1951-88.17	-\$1,888	-0.42 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl HtAC	-\$14,205	-4.68 %	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %
Fireplace	0	2	-\$1,331	-0.44 %	0	0	0.00 %	0	0	0.00 %
Parking	Det-324	Det-384	-\$721	-0.24 %	Att-200	-\$3,273	-0.70 %	Det-210	\$1,862	0.41 %
Terrace Or Patio	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Porch	0	Ep-105	-\$2,220	-0.73 %	Ep-15	-\$644	-0.14 %	0	0	0.00 %
Land Size	6000	5000	\$4,270	1.41 %	6000	0	0.00 %	6000	0	0.00 %

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Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52108 00220	52109 00280			52402 00090			52366 00070		
Address	244 OAK ST MASSAPEQUA, NY 11758	216 NORTH OAK ST MASSAPEQUA, NY 11758			562 HAWTHORNE ST MASSAPEQUA, NY 11758			357 NORTH HICKORY ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
		Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.	Description	\$ Adj.	% Adj.
Living Area	955	606	\$40,682	14.23 %	1013	-\$6,542	-1.71 %	949	\$822	0.18 %
Rec Room	0	273	-\$4,202	-1.47 %	0	0	0.00 %	0	0	0.00 %
Style	Bungalow, Cottage	Bungalow, Cottage	0	0.00 %	Ranch	\$6,076	1.59 %	Ranch	\$7,075	1.59 %
Quality	D	D	0	0.00 %	C	-\$36,882	-9.64 %	C	-\$42,949	-9.64 %
Bathrooms And Fixtures	1-0-3	2-0-7	-\$11,910	-4.17 %	1-0-3	0	0.00 %	1-0-4	-\$6,391	-1.43 %
Year Built Depreciation	1932-87.80	1943-87.80	0	0.00 %	1953-88.53	-\$3,184	-0.83 %	1953-88.53	-\$3,707	-0.83 %
Ext Wall	Alum/Vinyl	Alum/Vinyl	0	0.00 %	Composition	\$6,279	1.64 %	Alum/Vinyl	0	0.00 %
Heat System	Cntrl Ht	Cntrl Ht	0	0.00 %	Cntrl Ht	0	0.00 %	Cntrl HtAC	-\$20,839	-4.68 %
Fireplace	0	0	0	0.00 %	0	0	0.00 %	0	0	0.00 %
Parking	Det-324	Det-200	\$1,324	0.46 %	Att-200	-\$2,693	-0.70 %	Att-200	-\$3,136	-0.70 %
Terrace Or Patio	0	0	0	0.00 %	Pto-100	-\$954	-0.25 %	0	0	0.00 %
Porch	0	0	0	0.00 %	Op-42	-\$1,317	-0.34 %	Op-15	-\$617	-0.14 %
Land Size	6000	4000	\$9,016	3.15 %	7200	-\$5,305	-1.39 %	6000	0	0.00 %

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Address	244 OAK ST MASSAPEQUA, NY 11758	266 POPLAR ST MASSAPEQUA, NY 11758			343 NORTH HICKORY ST MASSAPEQUA, NY 11758			118 NEW HAMPSHIRE AVE MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Sep 15, 2017			Mar 02, 2017			Sep 15, 2015		
Sale Price	N/A	\$285,000			\$420,000			\$370,000		
adjRate	N/A	1.06588			1.10747			1.21402		
Time Adjustment	N/A	\$18,774			\$45,135			\$79,187		
Time Adjusted Sale Price	N/A	\$303,774			\$465,135			\$449,187		
Total % Adjustment	N/A	7.54 %			-13.59 %			-6.31 %		
Total Dollar Adjustment	N/A	\$22,893			-\$63,228			-\$28,325		
Adjusted Sales Price	\$372,000	\$326,668			\$401,907			\$420,862		
Adj Sales Price / SQFT	\$0.00	\$342.06			\$420.85			\$440.69		
Gross \$ Adjustment	N/A	\$59,847			\$77,997			\$62,031		
# of adjustments	N/A	6			7			5		
# of adjustments over 1 %	N/A	3			4			3		
Sales Comparison										
Characteristics	Subject Characteristics	Comparable No.4			Comparable No.5			Comparable No.6		
Parcel ID #	52108 00220	52109 00280			52402 00090			52366 00070		
Address	244 OAK ST MASSAPEQUA, NY 11758	216 NORTH OAK ST MASSAPEQUA, NY 11758			562 HAWTHORNE ST MASSAPEQUA, NY 11758			357 NORTH HICKORY ST MASSAPEQUA, NY 11758		
Sale Type	N/A	Valid			Valid			Valid		
Sale Date	N/A	Oct 10, 2017			May 10, 2017			May 21, 2018		
Sale Price	N/A	\$270,000			\$350,000			\$440,000		
adjRate	N/A	1.05910			1.09342			1.01284		
Time Adjustment	N/A	\$15,956			\$32,698			\$5,650		
Time Adjusted Sale Price	N/A	\$285,956			\$382,698			\$445,650		
Total % Adjustment	N/A	12.21 %			-11.63 %			-15.65 %		
Total Dollar Adjustment	N/A	\$34,910			-\$44,523			-\$69,743		
Adjusted Sales Price	\$372,000	\$320,866			\$338,175			\$375,907		
Adj Sales Price / SQFT	\$0.00	\$335.99			\$354.11			\$393.62		
Gross \$ Adjustment	N/A	\$67,134			\$69,233			\$85,537		
# of adjustments	N/A	5			9			8		
# of adjustments over 1 %	N/A	4			5			4		

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TENTATIVE